



March 21, 2007

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Wednesday, March 21, 2007, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, George Busby, Bill Burgin (Co-chair), John Casey, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Jeff Smith, Bill Wagoner and Victor Wallace.

Absent: Karen Alexander, Phil Conrad, and Steve Fisher

Staff Present: Bryan Alston, Janet Gapen, Dan Mikkelsen, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, and Patrick Ritchie

The Meeting was called to order with Bill Burgin (Co-chair) presiding. The minutes of the March 14, 2007, meeting were accepted as published. Meetings will continue Wednesdays at 4 p.m. in the Plaza until further notice.

Victor Wallace presented attendance recap sheets for the committee's review. A discussion on the importance of consistent attendance and participation in the weekly discussion followed. Victor said, "We are in the home-stretch now, and it is important to participate; you cannot absorb the information if you are not here." He would like to see this topic as an agenda item at the next meeting. Victor asked for a recommitment from members who have not been attending the meetings.

There have been 22 meetings since the committee reconvened in 2006; this committee has gone on longer than the original members signed on for, and, consequently, several members have had to resign. Mark Lewis noted that the committee has "lost its balance." (Builders and developers have hung in there because this is their livelihood.)

CHAPTER SUMMARIES

Chapter 9

Dan Mikkelsen submitted a summary of the March 19 staff meeting.

- He will bring a copy of the Thoroughfare Plan [regarding Transportation Impact Analysis (TIA).]
- Small additions on large properties; Staff will insert a matrix similar to the *Gateway Overlay* that identifies what requirements apply as additions increase.
- Review curb bump-outs; add to staff follow-up to-do list. (establish standards)
- Grass swales; will be reviewed with cross-sections (staff will make a recommendation)
- Street lights style per transect inserted matrix
- Residential Alleys are not required to be paved.
- Commercial alleys are required to be paved.
- Paved parking only if the parking is required; industrial parking may be non-dust and non-slip material such as gravel.
- Multiple branching cul-de-sacs 30 units per fire code
- Vision 2020 Comprehensive Plan does not address TIAs.
- Low Impact Development (LID)–Staff will work to recommend LID standards (probably in Chapter 2).
- Reorganize several sections to be more intuitive
- “Cross-sections” will see a lot of adjustments.

The committee will see Chapter 9 again when it has been rewritten.

Chapter 10

Preston Mitchell began the discussion on Chapter 10, Parking–revision date of 3-1-07. The committee ended with connectivity at their last meeting.

Page 10.3.F, Driveway Width for Parking Lots, Driveways for parking lots shall not exceed 24 feet, except as required by the City of Salisbury or the North Carolina Department of Transportation. (NCDOT)

Page 10-3.G., Pedestrian Corridors: A minimum 8-foot designated pedestrian corridor shall be provided within the parking area or along the perimeter to provide safe building access for pedestrians. (From the public right-of-way to primary building entrance)

The committee discussed exempting industrial sites.

Page 10-3.H.2, Circulation and Maneuvering: Delete the last sentence (When more than 2 required spaces are provided...)

Page 10-3.I., Encroachment, Neutral.

Page 10-3.J., Overflow Parking: Off-street areas used to exceed maximum permitted ratios shall be constructed of any dust-free compacted, pervious ground cover; the owner of the property shall be responsible for the maintenance of such parking in a clean and dust-free condition. Grass and mulch are examples of acceptable pervious ground cover.

Section 10.3.A, Page 10-4 General Parking Provisions, Parking Ratios were discussed at length. Staff proposed to simplify the matrix. A section was condensed to consolidate *Civic/Institutional* uses and the committee requested a *Medical* use category be added. Staff sought to reduce many ratios to 2/1000 square feet. The committee requested adding Parking decks to the matrix.

Bill Burgin said the state mandates that local governments “quit paving the cities.” Salisbury must not become over-paved. Jake Alexander had concerns about minimum parking. The topic of shared parking was discussed. Some office uses do not require much parking while others, especially medical, do require a considerable number of parking spaces. Staff will discuss this Monday.

Note: The City cannot regulate the VA.

There were no comments from the public, and the meeting was adjourned at 6:00 p.m.

DM